

Overview of Active Rezoning Applications in the Upper Broad Run and Upper Foley Transition Subareas

RESIDENTIAL USES						
Project	Acres	SFD	SFA	MF	Total # Units	Density***
Greenfields ZMAP 2005-0032	1,956	1,894	1,404	2,569	5,867	2.99
Lenah ZMAP 2005-0033	481	574	702	648	1,924	4.00
Broad Run Village* ZMAP 2005-0034	1,132	1,229	1,489	1,595	4,313	3.81
Arcola/George Mason** ZMAP 2005-0045	565	500	505	2,116	3,121	5.52
Braddock Village ZMAP 2005-0031	149	86	324	450	860	5.79
Westport ZMAP 2005-0030	734	1,359	1,302	197	2,858	3.89
Kennedy Property ZMAP 2006-0012	44	80	50	0	130	2.97
TOTAL	5,061	5,722	5,776	7,575	19,073	3.77

* Total dwelling units includes 2,563 age-restricted units, including 786 SFD, 839 SFA, and 938 MF.

** Total dwelling units do not include potential student and faculty housing within the George Mason University campus. According to the parking calculations provided on the Concept Development Plan, up to 700 students may be housed on the campus.

*** Represents gross residential density averaged over the entire acreage.

AFFORDABLE DWELLING UNITS AND WORKFORCE HOUSING UNITS						
Project	# ADUs	% Total	# WFH Units	% Total	ADU/WFH total	% Total
Greenfields ZMAP 2005-0032	367	6.26%	734	12.5%	1,101	18.8%
Lenah ZMAP 2005-0033	121	6.29%	439	22.8%	560	29.1%
Broad Run Village* ZMAP 2005-0034	270	6.26%	110	2.6%	380	8.8%
Arcola/George Mason ZMAP 2005-0045	195	6.25%	656	21.0%	851	27.3%
Braddock Village ZMAP 2005-0031	81	9.4%	0	0%	81	9.4%
Westport ZMAP 2005-0030	308	10.8%	0	0%	308	10.8%
Kennedy Property ZMAP 2006-0012	16	12.3%	0	0%	16	12.3%
TOTAL	1,358	7.1%	1,939	10.2%	3,298	17.3%

NON-RESIDENTIAL USES					
Project	Convenience Retail	Office	Town Center (Office/Retail)	Other*	Total
Greenfields ZMAP 2005-0032	140,000	78,000	120,000	0	338,000
Lenah** ZMAP 2005-0033	74,000	0	0	0	74,000
Broad Run Village*** ZMAP 2005-0034	52,000	0	0	5,000	5,000
Arcola/George Mason ZMAP 2005-0045****	95,000	0	225,000	1,500,000	1,820,000
Braddock Village ZMAP 2005-0031	0	0	0	0	0
Westport***** ZMAP 2005-0030	80,000	20,000	0	5,000	105,000
Kennedy Property ZMAP 2006-0012	0	0	0	0	0
TOTAL	441,000	98,000	345,000	1,510,000	2,394,000

* May not include all the civic or community facilities proposed in the applications. Only those that provided exact square footages are including in this table.

** The "Neighborhood Center" proposed in Lenah includes some office space; however, no further breakdown has been provided. The total square footage is based on what is provided on the Land Development Application (LDA) form. The child care center, which is not located in the Neighborhood Center, was included in the total square footage of 74,000.

*** The 5,000 square feet of "other" in Broad Run Village is a golf clubhouse.

**** The Town Center uses in Arcola/George Mason University are distributed as follows: 95,000 square feet of office and 150,000 square feet of retail and restaurants. The 1.5 million square feet of "other" are university uses (650,000 sf of education and general (e.g., academic uses); 450,000 sf of non-education and general uses (e.g., student housing, recreation, performing arts, etc.); and 400,000 sf of additional unprogrammed capacity.

***** The 5,000 square feet of "other" in Westport is a community center (pool, bathhouse, and recreation center).

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